

AGENDA
May 9, 2017
Planning & Zoning Commission
Granby Town Hall Meeting Room
7:00 pm

1. Call to order
2. Public Session:
 - Items not on the agenda.
3. Action on the April 25, 2017 minutes.
4. Public Hearings:
 - Continuation of an application seeking a Special Permit for a nonprofit use in an R30 zone for property located at 62 Hungary Road. File Z-2-17.
 - An application seeking approval of a 24 square foot illuminated sign in accordance with section 8.6.13 and 8.6.14 of the Granby Zoning Regulations for property located at 24 Mill Pond Drive, Greenway Village. File Z-3-17
 - An application seeking an amendment to the parking regulations, Section 7 of the Granby Zoning Regulations concerning the minimum number of parking spaces for multi-family units. File Z-1-17
5. Consideration of the above applications, where the Commission has concluded the public hearing.
6. Staff Reports and Correspondence.
7. Commission discussion of items of interest or concern.

TOWN OF GRANBY
Public Hearing
Granby Planning & Zoning Commission

There will be a Public Hearing conducted by the Granby Planning & Zoning Commission on May 9, 2017 at 7:00 P.M. in the Granby Town Hall Meeting Room, 15 North Granby Road to hear and consider the following items:

1. A continuation of a hearing on an application seeking a Special Permit for a nonprofit use in an R30 zone for property located at 62 Hungary Road. File Z-2-17
2. An application seeking approval of a 24 square foot illuminated sign in accordance with section 8.6.13 and 8.6.14 of the Granby Zoning Regulations for property located at 24 Mill Pond Drive, Greenway Village. File Z-3-17
3. An application seeking an amendment to the parking regulations, Section 7 of the Granby Zoning Regulations concerning the minimum number of parking spaces for multi-family units. File Z-1-17

At the hearing interested persons may appear and written communications will be received. Copies of the proposal are on file and available in the Community Development Office.

To the Hartford Courant:

Please publish on the following dates:

April 28, 2017 and May 5, 2017 in the CONNECTICUT SECTION, Zone 5

Please send billing to the Town of Granby 15 North Granby Road, Granby, CT. 06035

Approved as written - An additional approval is not required
An affidavit of publication is not requested, required or desired.

Account # CU00254317

Fran Armentano
860-844-5319

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
APRIL 25, 2017
MINUTES**

Present: Paula Johnson, Chairman, Jonathan Boardman, Charles Kraiza, Mark Lockwood, Eric Lukingbeal, Eric Myers and James Sansone. **Also** present was Francis Armentano, Director of Community Development.

The meeting opened at 7:01 p.m.

Public session: There was no public comment.

Minutes: The minutes of April 11, 2017 were received.

ON A MOTION by Eric Lukingbeal, seconded by Charles Kraiza, the Commission voted (5-0-2) to approve the minutes with the following correction Page 1, paragraph 7, line 20 Missouri, should be spelled **Misseri**. Page 5, conditions 14 and 15 should be combined, thereby changing the total number of conditions to **26**. Jonathan Boardman and Mark Lockwood abstained.

Public hearing:

The continuation of the public hearing for an application seeking Special Permits for a Residential Landscape Business and use within an Aquifer Protection Overlay Zone and a site plan approval for a commercial building in a C2 zone for properties located at 352 and 356 Salmon Brook Street, File Z-17-16 resumed 7:04 p.m. Wilson Alford, Jr., representing Shaun Levesque Landtek Landscape noted that Mr. Levesque recently met with a few of the neighbors to discuss the project. The concerns are with the R50 zone portion of the development. In response to concerns, the applicant proposes to relocate a portion of the driveway that leads to the home. He will also construct a berm, preserve more of the existing vegetation, add new plantings and construct a 6 foot high vinyl fence. Mr. Alford presented a revised sketch of the proposed driveway plan and plantings. Mr. Levesque reviewed the size and description of the building as well as the scale of the operation. He noted the fence would be earth tone in color and assorted trees and shrubs would be planted. Members of the public inquired about the development within the commercial vs residential zone, time frame of lag between the clearing of the trees to the replanting, leased businesses, type of fence, sheds, bins and special permit process. The public hearing closed at 7:39 p.m.

The continuation of the public hearing for an application seeking a Special Permit for a nonprofit use in an R30 zone for property located at 62 Hungary Road, File Z-2-17 resumed at 7:40 p.m. Susan Regan read a letter into the minutes in regards to updates and corrections since the last meeting. She noted the ZBA approval and meeting with the Mack's addressing their concerns. Fran stated that at the April 18, 2017 meeting, the ZBA approved a modification to the previous approval to allow the Regan's proposed nonprofit use. Mrs. Mack read a letter to the Planning and Zoning Commission into the minutes reviewing their meeting and agreements with the

Regans. Mrs. Mack thanked the Regan's for their quick action on the fence, removal of the composting pile, addressing the barn lights and responding to their concerns. They still have a concern for the property line buffer/barrier and are requesting it be established as a condition to the approval of the Special Permit. The need for a complete site plan was discussed to help understand the actual location of buildings, property lines and parking. Upon further discussion the Commission thought it would be best to continue the hearing so that the applicant can bring forward a plan to address the buffer issue. The public hearing will be continued to the May 9, 2017. The public hearing adjourned at 8:25 p.m.

Mark Lockwood left the meeting at 8:18 p.m.

Set Public hearing date:

4. An application seeking an amendment to the parking regulations, Section 7 of the Granby Zoning Regulations concerning the minimum number of parking spaces for multi-family units. File Z-1-17
5. An application seeking approval of a 24 square foot illuminated sign in accordance with section 8.6.13 and 8.6.14 of the Granby Zoning Regulations for property located at 24 Mill Pond Drive, Greenway Village. File Z-3-17

Consideration of an application seeking Special Permits for a Residential Landscape Business and use within an Aquifer Protection Overlay Zone and a site plan approval for a commercial building in a C2 zone for properties located at 352 and 356 Salmon Brook Street, File Z-17-16.

The Commission discussed the application, finding that the request was in compliance with the Zoning Regulations. They discussed conditions that might be added to any approval to help assure that the use of the residential portion of the property for a Residential Landscape Business would be compatible with the residential area. Similar Residential Landscape Businesses approved by the Commission were noted. They discussed how the residential portion of the property could only be used for the landscape business if the owner lived on the property. The residential property contains a storage shed which was discussed. The shed may need to be moved to comply with the regulations. As shown on the map the residential area is primarily used for the storage of materials identified as mulch, stone, soil, sand and plants. The majority of the activity and vehicle storage is shown within the adjacent C2 zone.

ON A MOTION by Jonathan Boardman, seconded by Eric Myers, the Commission voted (6-0-0) to approve an application seeking Special Permits for a Residential Landscape Business and use within an Aquifer Protection Overlay Zone and a site plan approval for a commercial building in a C2 zone for properties located at 352 and 356 Salmon Brook Street as outlined on a map identified as "Improvement Location Survey, Grading, Utilities and Erosion & Sedimentation Control Plan prepared for Worth the Weight, LLC, dated March 30, 2017 and revised to 4-21-17, with the following conditions:

1. The final mylar shall be modified to comply with the requirements outlined herein, prior to execution by the Commission.
2. Erosion and sedimentation control measures must be installed as depicted on the subject maps and maintained during the construction period and until such time that the soil is permanently stabilized. An Erosion and Sedimentation control bond of \$1,000 shall be deposited with the Town prior to the execution of the mylars.
3. Prior to construction the applicant shall attend a pre-construction meeting with the Town Engineer and Director of Community Development to review the process.
4. The normal hours of operation within the residential zone are limited to 7:00 am to 6:00 pm. The above hours shall also apply to the delivery and removal of goods and materials.
5. No retail use or public service activities are permitted beyond the C2 zone line.
6. Excavation and grading shall be completed no later than 12-31-17. The site shall be regularly watered during the construction phase. The Town may require that a water truck remain on the premises in response to dust concern and during dry periods.
7. There shall be no excavation within 15 feet of the southern property line and healthy existing vegetation shall be preserved, where it can serve as a buffer.
8. The arborvitae proposed along the southern property line shall be extended along such line to the rear of the proposed Storage shed.
9. No additional exterior lighting is permitted without prior approval of the Commission.
10. The applicant is advised of the State DOT requirement for the proposed curb cut. The mylar shall not be released to the applicant prior to the Town's receipt of the DOT permit.
11. Additional Pine Trees and other plantings shall be installed to the south of the "Proposed Relocated Driveway as presented to the Commission on 4-25-17, on a map identified as exhibit A and in accordance with recommendations by the Director of Community Development.
12. Vegetation shall be maintained in a healthful state and replaced as necessary to remain in continual compliance with the Landscaping Plan.

13. The 6' high privacy fence shall be designed to screen the property from the homes located to the south and shall be an earth tone color as approved by the Director of Community Development.
14. The "Future Chain link fence" as shown on the site plan is not approved by the Commission and shall be removed from the final mylar.
15. No outside storage or merchandise display is permitted in front of the main building.
16. Additional landscaping shall be installed along the street line in accordance with the recommendation of the Director of Community Development. The plan should incorporate flowering trees and shrubs and may include a design element of landscaping materials and building materials, following a review and approval of the Commission.
17. The development and all activities within the R50 zone shall be and remain at all times in accordance with Section 8.28 of the Zoning Regulations.
18. A Certificate of Occupancy shall only be issued upon the signature of the Director of Community Development. The Director's signature certifies that the site development plan has been completed in accordance with the Commission's approval.

Staff Reports and Correspondence:

Fran reported that he had met with the State of Connecticut concerning the status of the roundabout proposed for Salmon Brook Street, the construction for the improvements at the Salmon Brook Elderly housing has begun and the grant for Stony Hill Village has been submitted. Fran also noted work has started on the Gracey House at 4 East Granby Road, the status of Greenway Village, Copper Brook, a Meadow Brook Road housing Rehab and the center sidewalks.

Commission discussion of items of interest or concern:

Chairman Johnson commented on the sign at the entrance to Mill Pond Road.

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary

TOWN OF GRANBY

To: Planning and Zoning Commission

From: Francis G. Armentano, Director of Community Development

Date: April 6, 2017/April 20, 2017/May 4, 2017

RE: An application seeking a Special Permit for a nonprofit use in an R30 zone for property located at 62 Hungary Road. File Z-2-17.

The subject property contains 5.003 acres of land area and has 235 feet of frontage on Hungary Road. The property is located across the street from Ahrens Park, in a R30 zone. The property contains an existing home and out buildings/barns. A 50' x 100' horse riding arena was added to the property in 2016. The applicant provides a detailed description of the proposed non-profit uses in the attached narrative. The nonprofit uses include: "an equestrian groundwork training program for US veterans with PTSD; a Rescue/Recovery/Re-purpose/Re-homing for horses at risk; and a future dog therapy program. In reading the attached **Addendum to Foxfield F.A.R.M.** it appears that the proposed nonprofit activity will have little if any impact on the surrounding area. Veteran participants might be on the property in daytime hours, "no later than 6:00 pm., in 2 hour segments per day maximum of 2-3 times per week with no greater than 4 participants at a time. Included will be one to three observing clinician/doctors". The horses at risk program states that the applicant "anticipates no more than 7 horses on the property, unless temporarily necessary until rehabilitated equines are moved to new homes" The Zoning Regulations allow many more than 7 horses on a property of this size. No description of a "dog therapy program" is available. As with most such applications, it does not meet the Site Plan requirements of Section 4.1.3. However, the Commission typically waives these requirements for Special Permit requests within residential zones, as per section 4.2.11, if adequate information is available for a decision.

At the ZBA meeting of April 18, 2017 the Board approved a modification to the previous approval to allow the non-profit use as outlined by the applicant. Additional information on the ZBA action will be available at the PZC meeting.

The remaining issue of buffering is addressed in the attached document.

Recent approvals of nonprofit uses include:

- Bandit's Place for property located at 16R Enders Road,
- Mary's Kitty Korner, property located at 281 Salmon Brook Street,
- Safe Haven Wildlife Rehabilitation Center, located at 26 Loomis Road

To: Fran Armentano
Director of Community Development

Re: PZC File #Z-2 17

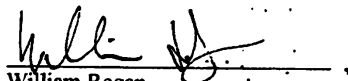
April 27, 2017

As requested by the Granby Planning and Zoning Commission, the Regans (Susan and Bill) and the Macks (Kathleen and Charlie) met immediately after the adjournment of the 4/25/17 Granby Planning and Zoning Commission meeting.

A formal decision was made by both parties to submit a unified statement of agreement, with regard to the last outstanding issue, which involves the privacy buffer/barrier.

It was agreed that a natural barrier, consisting of seven (7) Green Giant Arborvitae, would be planted by the Regans along their property line boundary with the Macks, positioned and spaced such that the trees offer a break in the line of sight, to and from the Macks deck. The seven (7) trees were planted on Friday 4/28/17 by the Regans on their property. The Macks also agreed to plant Arborvitae or other suitable plantings to supplement and fill in the sight line on their property.

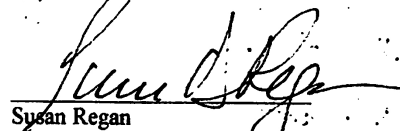
The Regans and Macks agreed that a formal Site Plan is not needed to reach this final accord.


William Regan


5/1/2017
Date


Charles Mack

5/1/2017
Date


Susan Regan

5/1/17
Date


Kathleen Mack

5/1/17
Date

**Proposed Zoning Amendment
File Z-1-17**

PROPOSED CHANGE TO SECTION 7.4.1

Existing Regulation requires 2.5 parking spaces per multifamily unit. The proposal is to base the minimum number of parking spaces required on the number of bedrooms per unit.

See below:

SECTION 7

OFF-STREET PARKING, ACCESS AND TRUCK LOADING REGULATIONS

7.4 PARKING SPACE REQUIREMENTS

In all zones, permanently maintained off-street parking spaces shall be provided in accordance with the following parking requirements. The Commission shall determine the parking requirement where a specific use is not listed, by determining a similar use.

7.4.1 Parking Space Ratios

Use	Minimum Requirement (1)	Parking Spaces Per 1,000 sq.ft. Gross Floor Area Footage
Single Family homes	2 spaces per unit	
Multi-Family units		
3 bedrooms or more	2 spaces per unit	
2 bedrooms	2 spaces per unit	
1 bedroom	1.5 spaces per unit	
Elderly Multi-Family	1 per unit	1

Parking requirements of other towns

Simsbury – 2 Per unit

Suffield -2

East Granby – 2.5

South Windsor 1.75

Bloomfield – 1.5

East Windsor - 2

Windsor - 1.5 for one bedroom, 2 for all others

West Hartford - 1.5

Farmington -- 2.3

Enfield - 2

Cromwell - 1.5

Colchester – 1

EXISTING REGULATION

SECTION 7

OFF-STREET PARKING, ACCESS AND TRUCK LOADING REGULATIONS

7.4 PARKING SPACE REQUIREMENTS

In all zones, permanently maintained off-street parking spaces shall be provided in accordance with the following parking space-to-gross-floor area ratios. The Commission shall determine the parking requirement where a specific use is not listed, by determining a similar use.

7.4.1 Parking Space Ratios

Use	Minimum Requirement (1)	Parking Spaces per 1,000 sq.ft. Gross Floor Area Footage
Single Family	2 per unit	
Multi-Family	2.5 per unit	
Elderly Multi-Family	1 per unit	1

TOWN OF GRANBY

MEMORANDUM

DATE: May 4, 2017

To: Planning and Zoning Commission

From: Francis G. Armentano, Director of Community Development

Subject: An application seeking approval of a 24 square foot illuminated sign in accordance with section 8.6.13 and 8.6.14 of the Granby Zoning Regulations for property located at 24 Mill Pond Drive, Greenway Village. File Z-3-17

The subject property is located at the end of Mill Pond Drive, where the Commission approved 34 multifamily units. At this time 2 buildings, containing 8 units each are nearing completion and will soon be available for rent.

The application seeks a Special Permit under section 8.6.13, for a freestanding sign that exceeds the normal requirements of Section 8.6. The sign regulations set a permitted maximum sign size for a PDM use at 9 square feet without a special permit. The proposed sign contains 24 square feet. The proposed height of 7'6" exceeds the 6' maximum height and the proposed distance between the posts at 7 feet is 3 feet greater than the 4 foot maximum distance of Section 8.6.12.2.2. The proposed sign will be ground lighted.

The location of the sign is shown at the entrance of Greenway Village, just to the right of Mill Pond Drive. It will not become visible until a vehicle reaches Horses and Hounds.

The scale of the sign appears compatible with the scale of the development, the area of the site and the size of the buildings.

For comparison purposes, approved special permit signs include; the "Food Bag" sign at 14 feet high and 45 square feet, the Cumberland Farms sign at 12 feet high and 40 square feet, the State Line Propane sign at 7'11" high and 27 square feet and the North Congregational Church sign at 6.4 feet high and 17 square feet.

When considering a Special Permit the Commission applies the guidelines outlined within Section 8.6.13.1. These guidelines include: The type of illumination; the relationship of the sign to the building and other signs within the area; the location and height of the sign; the visibility of the sign.

